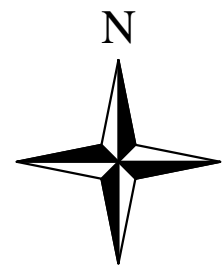
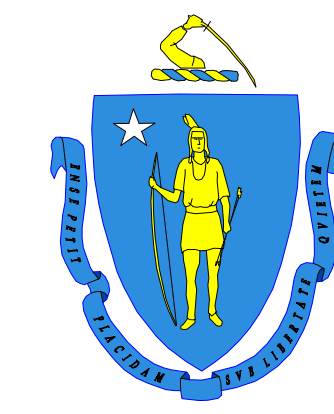


Map 1:
Developed Lands and
Absolute Constraints
CITY OF GARDNER
JANUARY 2001



0.5 0 0.5 1 Miles

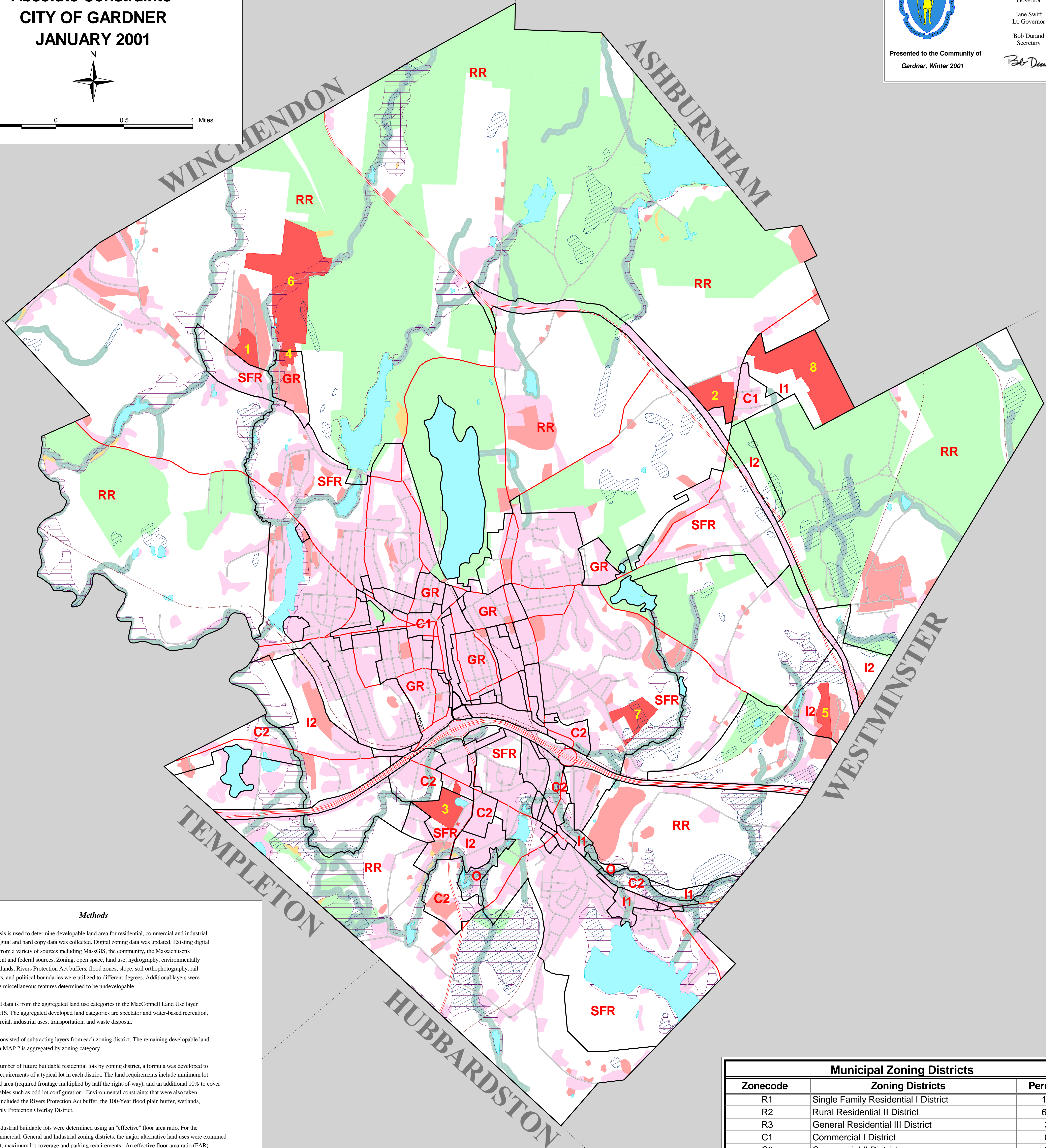


Commonwealth of Massachusetts
Executive Office of Environmental Affairs

Argeo Paul Cellucci
Governor
Jane Swift
Lt. Governor
Bob Durand
Secretary

Presented to the Community of
Gardner, Winter 2001

Bob Durand



Methods

The buildout analysis is used to determine developable land area for residential, commercial and industrial zoning districts. Digital and hard copy data was collected. Digital zoning data was updated. Existing digital data was gathered from a variety of sources including MasGIS, the community, the Massachusetts Highway Department and federal sources. Zoning, open space, land use, hydrography, environmentally sensitive areas, wetlands, Rivers Protection Act buffers, flood zones, slope, soil orthophotography, rail lines, road networks, and political boundaries were utilized to different degrees. Additional layers were created that include miscellaneous features determined to be undevelopable.

The developed land data is from the aggregated land use categories in the MacConnell Land Use layer provided by MasGIS. The aggregated developed land categories are spectator and water-based recreation, residential, commercial, industrial uses, transportation, and waste disposal.

The GIS analysis consisted of subtracting layers from each zoning district. The remaining developable land area represented on MAP 2 is aggregated by zoning category.

To determine the number of future buildable residential lots by zoning district, a formula was developed to ascertain the land requirements of a typical lot in each district. The land requirements include minimum lot size, estimated road area (required frontage multiplied by half the right-of-way), and an additional 10% to cover miscellaneous variables such as odd lot configuration. Environmental constraints that were also taken into consideration included the Rivers Protection Act buffer, the 100-Year flood plain buffer, wetlands, and the Water Supply Protection Overlay District.

Commercial and industrial buildable lots were determined using an "effective" floor area ratio. For the Neighborhood Commercial, General and Industrial zoning districts, the major alternative land uses were examined in relation to height, maximum lot coverage and parking requirements. An effective floor area ratio (FAR) for all use categories (e.g. offices, warehouses) in a particular district was developed for analysis purposes. The effective FAR for the entire district was estimated by averaging the FARs for the various potential land use types. Limits placed on the total square footage of a building because of environmental constraints were also taken into account.

Municipal Zoning Districts

Zonecode	Zoning Districts	Percentage
R1	Single Family Residential I District	17.70%
R2	Rural Residential II District	66.60%
R3	General Residential III District	3.21%
C1	Commercial I District	0.76%
C2	Commercial II District	2.52%
I1	Industrial I District	2.20%
I2	Industrial II District	3.89%

Legend

Developed Land as of 1990
Land Use Update
Miscellaneous Undevelopable Land
Subdivisions since 1988
100' Rivers Protection Act Buffer

Open Space
Permanently Protected Land
Conservation Restrictions
Zoning
Wetlands
Floodplains

Roads and Other Features
Local
Interstate
Arterial
Collector
Railroads
Streams
Water Bodies
Community Boundaries

Subdivisions Approved or Built Since 1988

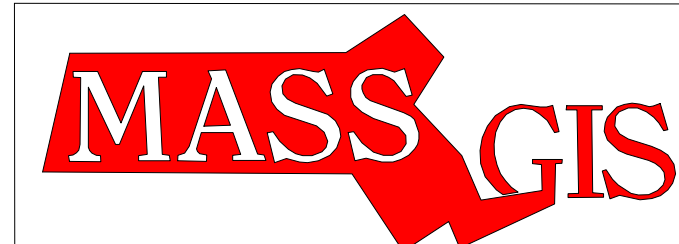
ID	Name	Total Units	Total Acres	Date Appr	Units Built to Date
1	Fieldstone Drive	17	13	Jan-90	11
2	Pearly Lane	40	36	Mar-90	40
3	Morningside	21	19	Nov-88	21
4	Brookside Drive	9	4	May-96	9
5	Carlson Estates	13	15	Jul-96	12
6	Wilder Brook Estates	85	102	Apr-99	0
7	Temple Park Acres	9	13	Dec-98	2
8	Summit Industrial Park	9	125	1997	4



The information depicted on this map is for planning purposes only. It is not adequate for boundary definition, regulatory interpretation, or parcel-based analysis.

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